

## DESIGN/BUILD-BRIDGING CONTRACTOR SERVICES

### STATEMENT OF WORK

#### SERVICES TO BE PROVIDED

The General Services Administration (GSA) announces an opportunity for Design and Construction Excellence in Public Buildings. GSA intends to award a firm-fixed price contract to a qualified service provider for Design/Build-Bridging Contractor Services for the complete renovation and modernization of an existing building (the Consumer Financial Protection Bureau Headquarters, or “CFPB HQ”) at 1700 G Street NW, Washington, DC. The building is bounded by G Street to the north, 17th Street to the east, the Winder building to the south and an existing building to the west, as well as a large outdoor open plaza. The building comprises six (6) full floors above grade in addition to a penthouse level. The building area is approximately 503,000 GSF (319,916 GSF above and 182,683 GSF below grade). The building is eligible to be registered on the National Register of Historic Places and shall be subject to the requirements of Section 106 of the National Historic Preservation Act of 1966. Final building design must also be approved by both the U.S. Commission of Fine Arts (CFA) and the National Capital Planning Commission (NCPC).

The work shall be performed within and around the existing, partially vacated building. Access to the building shall be controlled and secured at all times. Site access shall be shared and coordinated with ground-level retail, which is anticipated to remain operational through construction. The use of the underground parking shall be shared during construction with operational retail (10 spaces to be reserved for retail). The building is located within a high volume urban traffic area less than a block from the White House campus. As such, the U.S. Secret Service may conduct regular visual inspections of temporary structures, dumpsters, bins, and other temporary enclosures on site.

The services being sought include: the preparation of construction documents; selective demolition; modifications to building structure (including blast protection) and life safety systems including fire protection, glazing, vertical transportation, plumbing, HVAC, electrical, security, and fire alarm systems; build-out of a new child care center and play area; build-out of a new conference center and fitness center; and the installation of new architectural finishes and glazing systems. The project also includes the renovation of the existing adjacent courtyard (“Liberty Plaza”) that entails structural demolition, landscaping revisions, and revised courtyard layouts. The intent of this project is to retain as much of the original building fabric as is practicable while meeting CFPB occupancy goals and providing a modern and dynamic headquarters.

Specifically, the services shall include but shall not be limited to the following:

- **Survey, inspect, and verify the existing conditions and lay out the new work.** The drawings being provided reflect the design parameters and aesthetic intent. These documents are based on archive information; the actual conditions may vary.

- **Provide building infrastructure design and construction** as indicated in the contract documents. The contract documents (including but not limited to the Drawings, Specifications, and Design Objectives and Criteria) are conceptual in nature and are intended to depict the overall intent of the project in terms of the general architectural and overall recommended scope of work for the replacement, modifications, and/or upgrades to the mechanical, electrical, plumbing, vertical transportation, and fire protection systems as well as the required performance of these systems and their components. As pre-proposal documents, they are preliminary in nature, are not fully coordinated, and are not intended to indicate or describe the scope of work required for the full performance and completion of the project.
- **Facilitate partnering sessions.** The Design/Build-Bridging Contractor is responsible for conducting three (3) partnering sessions under the base contract schedule. These partnering sessions shall be facilitated off-site and shall accommodate thirty-five (35) people.
- **Perform selective structural demolition and related patchwork** as indicated in the contract documents. The Contractor shall protect identified historic building material at all times. Where selective demolition is required, patch existing construction to match existing.
- **Survey and abate hazardous materials, as needed.** Hazardous material is not anticipated to be discovered on this project; however, the Contractor shall conduct a pre-alteration assessment to determine the extent of hazardous material on site. The Contractor shall provide the mitigation of environmental hazards as necessary to support the scope of work.

**STATEMENT TO BE USED ON COVER SHEET CONCERNING ADDITIONAL SUSPECT  
HAZARDOUS MATERIAL UNCOVERED DURING DEMOLITION/RENOVATION.**

NOTE: IF MATERIALS SUSPECTED TO BE HAZARDOUS ARE ENCOUNTERED, DEMOLITION ACTIVITIES SHALL CEASE AND BULK SAMPLING SHALL BE CONDUCTED. IF THE MATERIALS SAMPLED ARE DETERMINED TO BE HAZARDOUS, THEN THE CONTRACTOR SHALL ADHERE TO THE DIVISION 1 SPECIFICATIONS RELEVANT TO THE ABATEMENT OF THE SUSPECTED HAZMAT, INCLUDING BUT NOT LIMITED TO SECTIONS 015950 (SAFETY AND HEALTH) AND 017320 (SELECTIVE DEMOLITION).

- **Provide mock-ups where required by the contract documents.** The full-size physical examples shall be erected on-site to establish true-scale standards by which the corresponding work will be judged. Submit full-size, fully fabricated samples, cured and finished in the manner specified. Samples shall be physically identical to the material or product proposed for use. Mount, display, or package samples to facilitate review of kind, color, pattern, texture and other qualities indicated, as a final check of these characteristics with other elements and for comparison of these characteristics with those of the actual component delivered and installed.
- **Protect and preserve the adjacent, historic Winder building.** The Contractor shall be monitoring the effects of vibration-causing construction activities on the Winder building through direct and indirect measurement. Direct measurement will include installation of accelerometers and positional targets at locations to be identified on the Winder building. Monitoring shall also include installation of exterior crack monitors on readily accessible

existing exterior cracks. The Contractor shall be responsible for the repair or replacement of damages to the Winder Building caused by the Contractor's activities during the course of the work.

### Protection of Stored Materials

The Contractor shall at all times protect and preserve all designated materials, supplies and equipment (including property which may be Government furnished or owned) and all work performed. The Contractor shall comply with all requests of the COR to enclose or specially protect such property. The Contractor will also be responsible for the appropriate digital photographic cataloguing and packaging for long term storage including transportation to and offloading at a local Government storage facility. The protection of materials includes, but is not limited to:

- Riggs Bank column capitals;
- Interior limestone as indicated on the Drawings;
- Riggs Bank medallions ("Historic Plaques") located in existing plaza. See Sheet AD-101, A-510;
- Carved figures formerly from lintels/surrounds; and
- Miscellaneous architectural items, to be identified by the Government prior to the pre-demolition conference.

If as determined by the COR, materials, equipment, supplies, and work performed are not adequately protected by the Contractor, such property may be protected by the Government and the cost thereof may be charged to the Contractor or deducted from and payments due. The Design will include an Historic Preservation Plan that clearly illustrates and describes how the Contractor will protect sensitive historic materials and features during demolition and construction.

### Schedule

Time is the essence of this scope of work. All deliverables required under the base contract including any accepted options shall be provided no later than March 17, 2017.

### Options

The following option amounts shall be proposed by the Contractor and stated on the Bid Form for certain work that may be added to or removed from the project Work by the Government within a specific time after award of the Contract. The price proposed for an option shall be the net total cost impact to the Contract price to exercise the entirety of the scope of the option. Option work shall include miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation, whether or not mentioned as part of the option description. An option must be accepted by the Government within **900** calendar days after award of the Contract in order to be included in the project Work. If an option is accepted, the Contractor shall immediately notify each party involved, in writing. The Contractor shall adjust affected work as necessary to completely and fully integrate the accepted option work into the project Work. The schedule of options is as follows:

Option Number:	Description:	Pursuant to:
OP # 1	Childcare Center: The scope of work included in the construction of the Childcare Center (design is not included) pursuant to the contract documents.	Contract Specifications, Drawings, Design Objectives and

		Criteria
OP # 2	Construction of Retail 'A', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 3	Construction of Retail 'B', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 4	Construction of Retail 'C', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 5	Construction of Retail 'D', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 6	Construction of Retail 'E', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 7	Construction of Retail 'F', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 8	Construction of Retail 'G', including demolition, storefront, skylights, and interior fit-out.	Contract Specifications, Drawings, Design Objectives and Criteria
OP # 9	Facilities Operations and Maintenance services: provide a three-year maintenance "turnkey" service contract. The referenced Division 1 attachment reflects the general scope of work; the Contractor shall inform the final scope of work with the final building design.	Contract Specifications, Drawings, Design Objectives and Criteria, Attachment B to the Division 1 Specification: "Office of Thrift Supervision Facilities Operations and Maintenance"
OP # 10	"Option No. 1" Operational Retail: Alternate work at locations indicated on the Drawings labeled "Option No.1". To be performed in lieu of Option 1 scope in the event that Option 1 is not exercised.	Contract Specifications, Drawings, Design Objectives and Criteria

### Unit Prices

A unit price provides an amount proposed by the Contractor and stated on the Bid Form as a price per unit of measurement for materials or services, which are to be included in the Total Contract Offer, and will also be added to or deducted from the Contract price by change order if the estimated quantity of the corresponding work required by the Contract Documents is increased or decreased. Unit prices include all necessary material and labor costs, overhead, profit, taxes, shipping and other related expenses for the added or deducted work. The schedule of unit prices is as follows:

<b>Unit Price Number:</b>	<b>Description:</b>	<b>Based On:</b>
	Complete room construction and fit-out according to Design Objectives and Criteria.	
UP # 1	Office Type 1	<b>300 units</b>
UP # 2	Office Type 2	<b>100 units</b>
UP # 3	Conference Room Type 1	<b>20 units</b>
UP # 4	Conference Room Type 2	<b>10 units</b>
UP # 5	Conference Room Type 3	<b>20 units</b>
UP # 6	Conference Room Type 4	<b>20 units</b>
UP # 7	Team Room	<b>50 units</b>
UP # 8	Pantry / Work Room	<b>20 units</b>
	Complete selective HAZMAT testing and reporting	
UP # 9	HAZMAT Test Samples and Reports – Asbestos: PCM	<b>600 units</b>
UP # 10	HAZMAT Test Samples and Reports – Asbestos: Bulk	<b>75 units</b>
UP # 11	HAZMAT Test Samples and Reports – Dust Gravimetric: Dust Nuisance	<b>200 units</b>
UP # 12	HAZMAT Test Samples and Reports - Dust Gravimetric: Respirable	<b>200 units</b>
UP # 13	HAZMAT Test Samples and Reports – Lead: Air	<b>200 units</b>
UP # 14	HAZMAT Test Samples and Reports – Lead Paint: Bulk Paint Chips	<b>600 units</b>
UP # 15	HAZMAT Test Samples and Reports Mold/Bacteria Plate	<b>1000 units</b>
UP # 16	HAZMAT Test Samples and Reports – PCB: Wipe	<b>100 units</b>
UP # 17	HAZMAT Test Samples and Reports – PCB: Oil	<b>100 units</b>
UP # 18	HAZMAT Test Samples and Reports - Water Quality Testing: Chlorine	<b>10 units</b>
UP # 19	HAZMAT Test Samples and Reports - Water Quality Testing: Copper	<b>10 units</b>
UP # 20	HAZMAT Test Samples and Reports - Water Quality Testing: Bacteria	<b>10 units</b>
UP # 21	HAZMAT Test Samples and Reports - Water Quality Testing: Iron	<b>100 units</b>

### **SPECIAL CONTRACT DESIGN REQUIREMENTS**

The selected Design/Build-Bridging Contractor shall be the architect and engineer of record for the construction documents and shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished under this contract. The design of architectural, structural, mechanical, electrical, civil, or other engineering features of the work shall be accomplished or reviewed and approved by architects, or engineers registered to practice in the particular professional field involved in a State or possession of the United States or in the District of Columbia. The Contractor shall be responsible for the layout of the work and measurements in connection with the layout. The Contractor shall, without additional compensation, correct or revise any errors or deficiency in its designs, drawings, specifications, and other services.

The Design/Build-Bridging Contractor, its subcontractors, and its consultants- as the architects/engineers of record- are responsible for complying with all codes, regulations,

Government requirements, and industry standards and are responsible for the proper execution and completion of the work. The information included in the RFP covers the scope for building infrastructure system upgrades. In the process of developing the construction documents, periodic reviews will be required in order to verify that the construction documents reflect the intent of the contract documents. Final documentation for this project will be required to meet the criteria for construction documents established in the Appendices to the **PBS P100 (2014 ed)**. Refer to Design Objectives and Criteria for the preliminary list of codes applicable to this project.

After receipt of the Contract Notice to Proceed (NTP), the Contractor shall initiate design, comply with all design submission requirements as covered under Division 01 General Requirements, and obtain Government review of each submission. The Contractor may begin surveys and inspections, selective demolition, and construction on portions of the work for which the Government has reviewed the final design submission and has determined satisfactory for the purposes of beginning construction. The COR, or designate, will notify the Contractor when the design is cleared for construction. The Government will not grant any time extension for any design resubmittal required when, in the opinion of the COR, the initial submission failed to meet the minimum quality requirements as set forth in the Contract.